



**Sherringtons**  
Sales & Lettings



## 40 Skelldale View

Ripon, HG4 1UJ

A fantastic opportunity to purchase an immaculately presented two bedroom semi detached bungalow offering great location and easy access to Ripon bypass and the A1. This property benefits from modern open plan lounge, kitchen, conservatory, modern shower room, solar panels, driveway providing ample off street parking with open plan lawned garden to the front aspect and a delightful enclosed rear patio garden. The accommodation comprises: Porch, entrance hall, lounge, kitchen open plan to dining room, conservatory, two bedrooms and shower room. Externally: Front open plan lawned garden, good sized driveway and an enclosed rear patio garden. A lovely home.

**Asking Price £230,000**

# 40 Skelldale View

, Ripon, HG4 1UJ



- SEMI DETACHED BUNGALOW

- TWO BEDROOMS

- OPEN PLAN LOUNGE+KITCHEN +CONSERVATORY

- MODERN SHOWER ROOM

- DRIVEWAY PROVIDING AMPLE OFF STREET PARKING

- FRONT LAWNED + REAR ENCLOSED PATIO GARDEN

- GREAT LOCATION + EASY ACCESS TO BYPASS + A1

- SOLAR PANELS

## PORCH

5'11" x 3'9" (1.80m x 1.14m)

Double glazed front door and windows washing machine. Open Plan To: leading into:

## ENTRANCE HALL

5'6" x 2'11" (1.68m x 0.89m)

Solid wood flooring, ceiling coving, radiator.

## LOUNGE

19'2" x 11'10" (5.84m x 3.61m)

Solid wood flooring, wall mounted central heating radiators, tv point, phone point, loft access. Open Plan To:

## KITCHEN

9'2" x 5'10" (2.79m x 1.78m)

Range of modern wall and base units with roll top work surface over, central island housing integrated four ring electric hob, integrated double oven, integrated microwave, sink unit housing sink, drainer and swivel mixer

tap, integrated fridge freezer, space and plumbing for dishwasher and

Double glazed front door leading to rear garden.

## CONSERVATORY/DINING ROOM

15'9" x 7'10" (4.80m x 2.39m)

Tiled floor, inset ceiling spot lights, double glazed windows to two sides, double glazed door leading to rear garden.

## BEDROOM ONE

10'8" x 6'11" (3.25m x 2.11m)

Double glazed window to front aspect, radiator, laminate wood flooring, built in wardrobe.

## BEDROOM TWO

10'8" x 6'11" (3.25m x 2.11m)

Double glazed window to front aspect, radiator, laminate wood flooring, storage cupboard housing boiler.

## SHOWER/WET ROOM

6'3" x 5'6" (1.91m x 1.68m)

White Suite comprising: Pedestal

hand wash basin and taps, low level W.C., shower with mains shower over, inset ceiling spot lights, wall mounted towel rail, ceiling coving, double glazed window to side aspect.

## EXTERNALLY

### FRONT GARDEN + DRIVEWAY

Long driveway providing ample off street parking for several cars. Open plan lawned garden with mature borders.

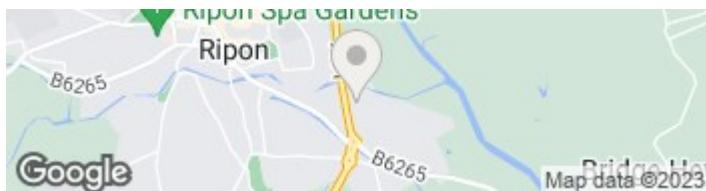
### REAR ENCLOSED PATIO GARDEN

Enclosed patio garden with fenced perimeter perfect sun trap, garden shed.

### AGENTS NOTES

SOLAR PANELS x 15 positioned on roof with FEED in TARIFF, Owned by Vendors with BATTERIES installed in loft space.

CCTV cameras installed at the property.

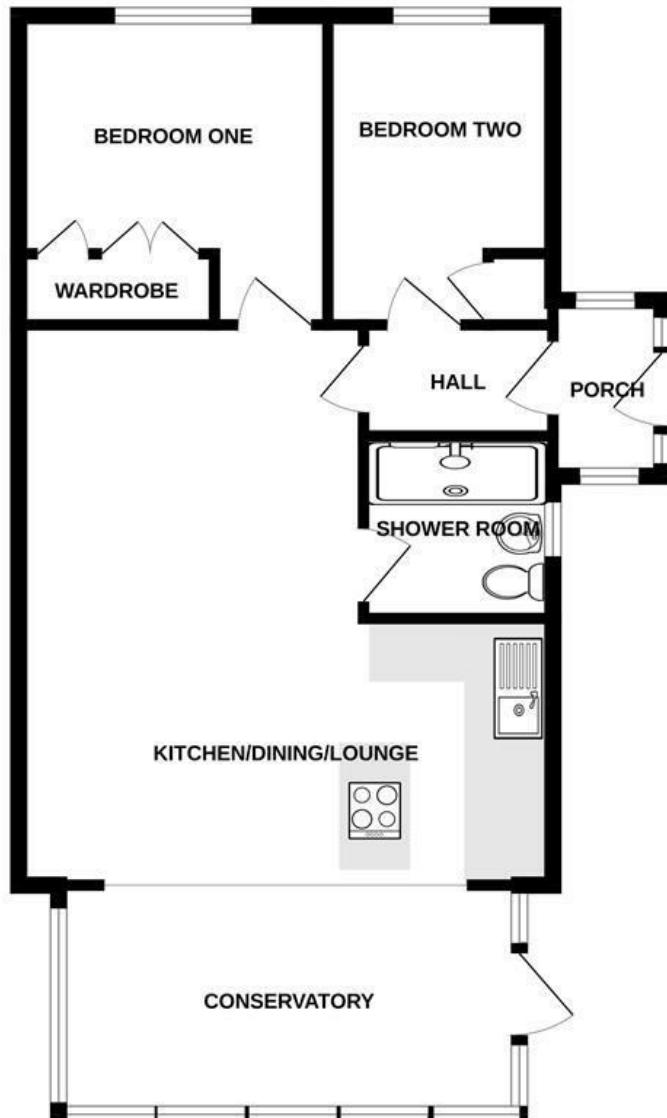


Directions



## Floor Plan

GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	67
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC